

MIDWEST LAND GROUP PRESENTS



822 ACRES
ATOKA COUNTY, OK

14202 East Reynolds Road, Kiowa, Oklahoma 74553



MIDWEST LAND GROUP IS HONORED TO PRESENT

822 +/- ACRE RETREAT WITH PRIVATE LAKE AND RIDGE-WRAPPED VIEWS

Nestled in the Limestone Ridges of Atoka County, this 822 +/- acre recreational refuge represents a truly rare and increasingly hard-to-find offering in southeastern Oklahoma. Tucked just east of Highway 69 near the historic Limestone Gap, this ranch is framed by timbered limestone ridges, fertile valleys, and a landscape that has quietly witnessed generations of Oklahoma history. From nearby Native travel routes and frontier passageways to the old Katy Railroad corridor, this is a place with a sense of permanence and story. It is not just a large tract of land; it is a rare opportunity to own a piece of Oklahoma history with the privacy, water, wildlife, and improvements to carry it forward for generations.

The setting is one of the first things that sets this ranch apart. A gated entrance off a paved road places you only 1.3 miles from Highway 69, yet the property is shielded from view and sound by the surrounding limestone ridges, creating the rare combination of easy access and true seclusion. The ranch adjoins large legacy landholdings,

including land owned by a country music icon, giving it a remarkable neighborhood of big-acreage ownership and long-term privacy. With approximately 140 feet of elevation change, the property unfolds through ridge-wrapped views, giant limestone outcrops, productive bottomland, open pasture, hay meadow, hardwood timber, rocky draws, and creek corridors. The land includes approximately 280 +/- acres of pasture, a 35 +/- acre hay meadow, 506 +/- wooded acres, and fertile bottomland soils with approximately 38% Class II and III soils.

Water is one of the defining features. At the heart of the ranch is a vast 36 +/- acre private lake with a dock, stocked and managed with Legacy Tiger Bass as the anchor species, supported by Coppernose bluegill, sunfish, and sterile grass carp to help build a balanced fishery with long-term trophy bass potential. Bass over 7 pounds have already been documented. Beyond the lake, the ranch includes four additional ponds,



including the locally rumored “bottomless” Blue Hole, along with Buck Creek frontage and additional rocky seasonal creeks that cut through the limestone and bring movement, sound, and character to the land. In all, the property approaches 40 +/- acres of water, creating exceptional fishing, waterfowl, wildlife, and scenic value.

The habitat has been meticulously maintained through more than 15 years of prescribed fire management, creating a healthy, open, and diverse landscape reminiscent of the fire-shaped valleys and ridges once common throughout this region. That stewardship is evident across the ranch in the vibrant understory, fertile browse, native grasses, and wildflowers. In addition, fruiting trees and a tremendous diversity of oaks—including bur oak, post oak, Shumard oak, water oak, and sawtooth oak—along with persimmon and pecan, shape the open canopy and provide abundant hard and soft mast for wildlife. For the cattleman, many of the wooded acres now offer grazing value, increasing

the overall carrying capacity. A 500-yard shooting range with a covered shooting table, three elevated tower blinds, and a strong internal road and trail system make the ranch highly usable from day one.

A 70'x130' red iron barn includes luxury living quarters with 1 bed, 1 bath, and an additional bunk area, plus wraparound porches with powered screens and shades for comfortable outdoor living. A 30'x40' heated and cooled shop, plentiful covered gravel parking, propane, rural water, and electric provide the functionality needed for equipment, gear, land management, and extended stays. For those looking to expand, the property offers ample lake-view building sites overlooking the manicured property. Located just minutes from conveniences and only 60 minutes to the Texas line, Limestone Legacy offers a rare balance of convenience and total escape. A true refuge in every sense, this land has a rare ability to quiet the noise and restore the soul. Call Ryan Huggins for a private showing today!



PROPERTY FEATURES

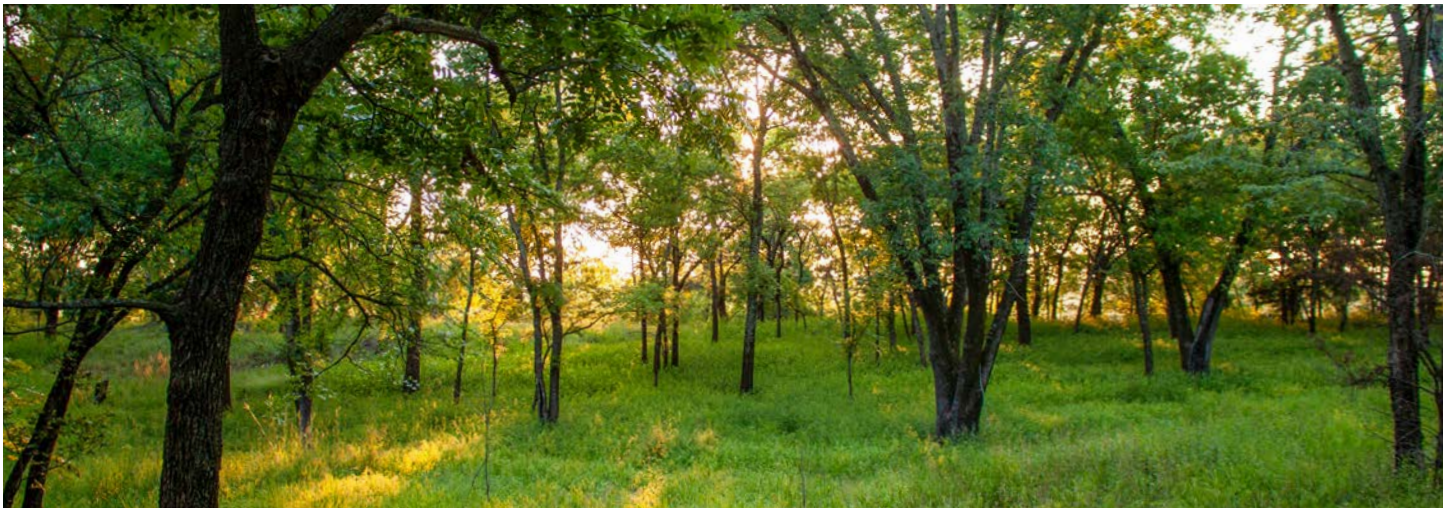
COUNTY: **ATOKA** | STATE: **OKLAHOMA** | ACRES: **822**

- 52" average annual rainfall
- 140' Elevation change
- Adjoins large legacy landholdings, including land owned by a country music icon
- 822 +/- diverse acres
- 280 +/- acres of pasture
- 35 +/- acre hay meadow
- 506 +/- acres wooded
- 36 +/- acre private lake
- Gated entrance off paved road
- Strong internal road and trail system
- Shielded from highway view and sound by limestone ridges
- Lake stocked with Legacy Tiger Bass, Coppernose bluegill, sunfish, and 33 sterile grass carp
- Bass over 7 pounds
- 4 additional ponds totaling 1.7 +/- surface acres
- Buck Creek frontage and rocky seasonal creeks
- Fertile bottomland soils - 38% Class II and III
- Whitetail deer, turkey, wild hog, waterfowl
- Giant limestone outcrops and ridges
- 500-yard shooting range with covered table
- 3 elevated tower blinds
- 15+ years of prescribed fire habitat management
- Diverse oaks - bur, post, Shumard, water oak, sawtooth
- Persimmon and pecan
- 70'x130' red iron barn with luxury living quarters
- 1 bed 1bath with additional bunk area
- Propane, rural water, electric
- Wrap-around porches with powered screens/shades
- 30'x40' heated and cooled shop
- Plentiful covered gravel parking for gear and equipment
- Located near the historic Limestone Gap/Katy Railroad
- 1.3 miles from Highway 69 on paved road
- 8 minutes to Kiowa
- 20 minutes to Atoka
- 30 minutes to McAlester
- 60 minutes to Red River
- 2.5 hours to downtown Dallas, Texas



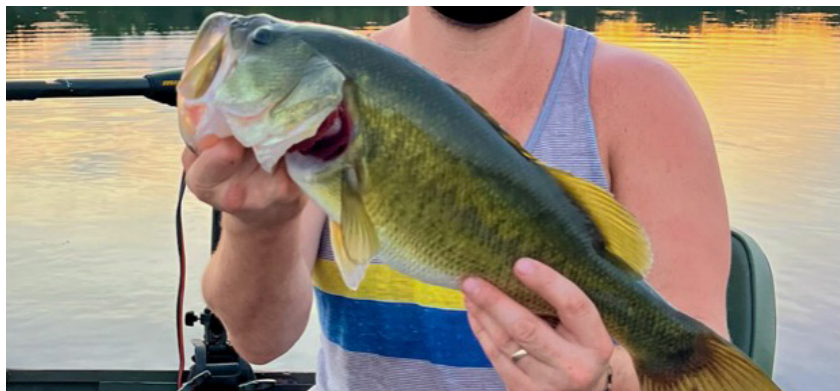
INCREDIBLE DIVERSITY

With approximately 140 feet of elevation change, the property unfolds through ridge-wrapped views, giant limestone outcrops, productive bottomland, open pasture, hay meadow, hardwood timber, rocky draws, and creek corridors. The land includes approximately 280 +/- acres of pasture, a 35 +/- acre hay meadow, 506 +/- wooded acres, and fertile bottomland soils with approximately 38% Class II and III soils.



STOCKED 36 +/- ACRE LAKE

At the heart of the ranch is a vast 36 +/- acre private lake with a dock, stocked and managed with Legacy Tiger Bass as the anchor species, supported by Coppernose bluegill, sunfish, and sterile grass carp to help build a balanced fishery with long-term trophy bass potential.



RED IRON BARN WITH LIVING QUARTERS

A 70'x130' red iron barn includes luxury living quarters with 1 bed, 1 bath, and an additional bunk area, plus wraparound porches with powered screens and shades for comfortable outdoor living.



COMFORT WITH LAKE VIEWS



BUCK CREEK AND 4 PONDS

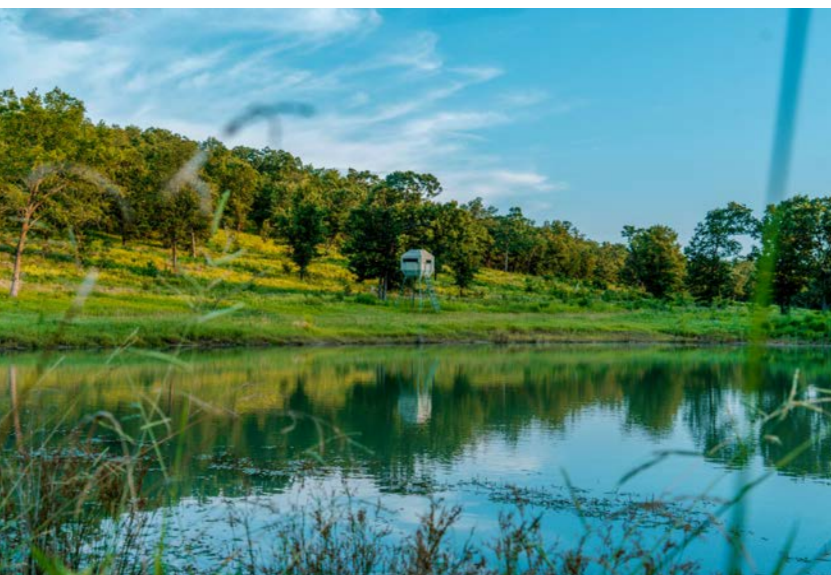


30'X40' HEATED AND COOLED SHOP



SHOOTING RANGE AND TOWER BLINDS

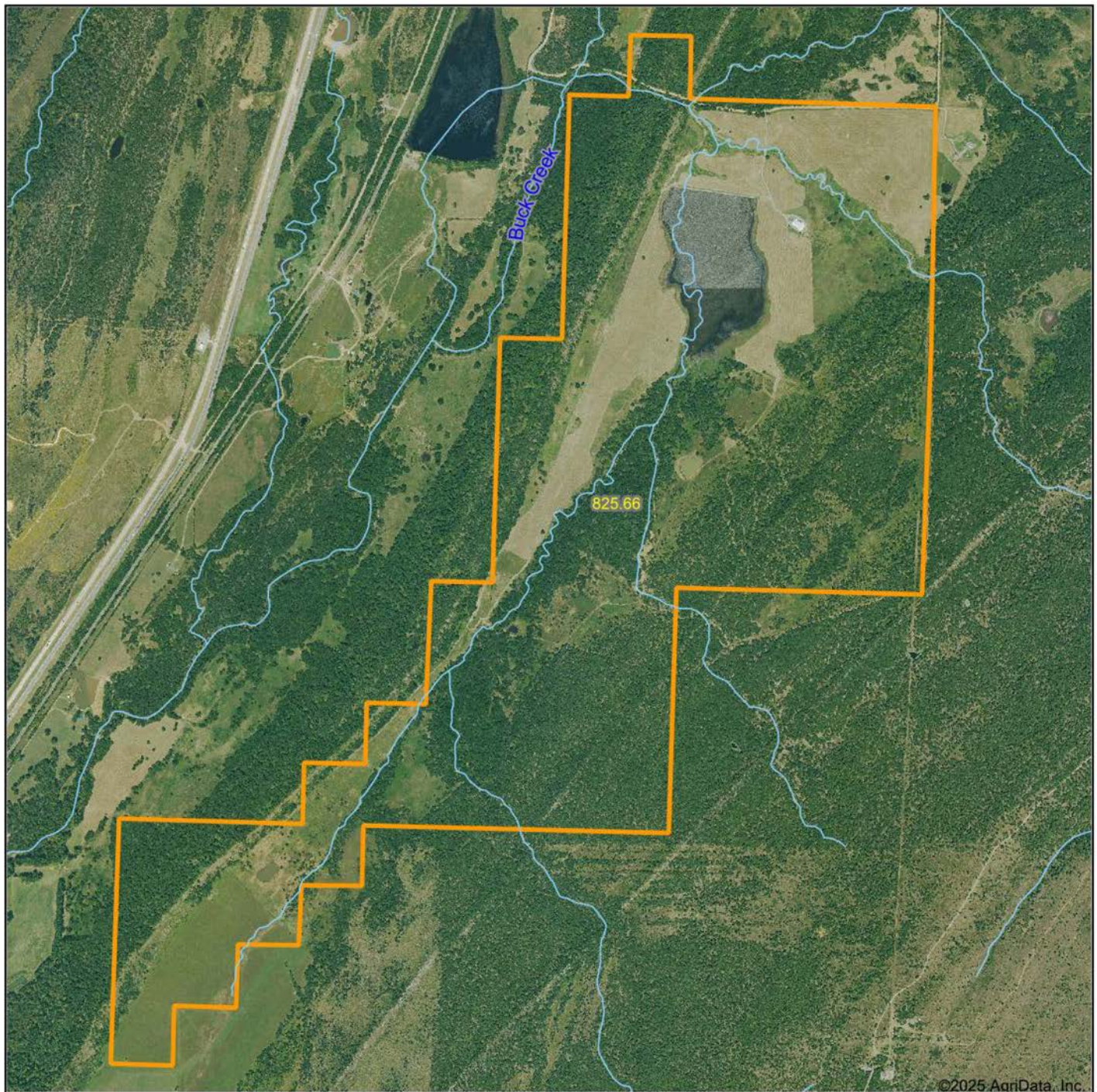
A 500-yard shooting range with a covered shooting table, three elevated tower blinds, and a strong internal road and trail system make the ranch highly usable from day one.



PHENOMENAL HUNTING



AERIAL MAP



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Maps Provided By:



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Boundary Center: 34° 38' 42.55, -95° 55' 53.52

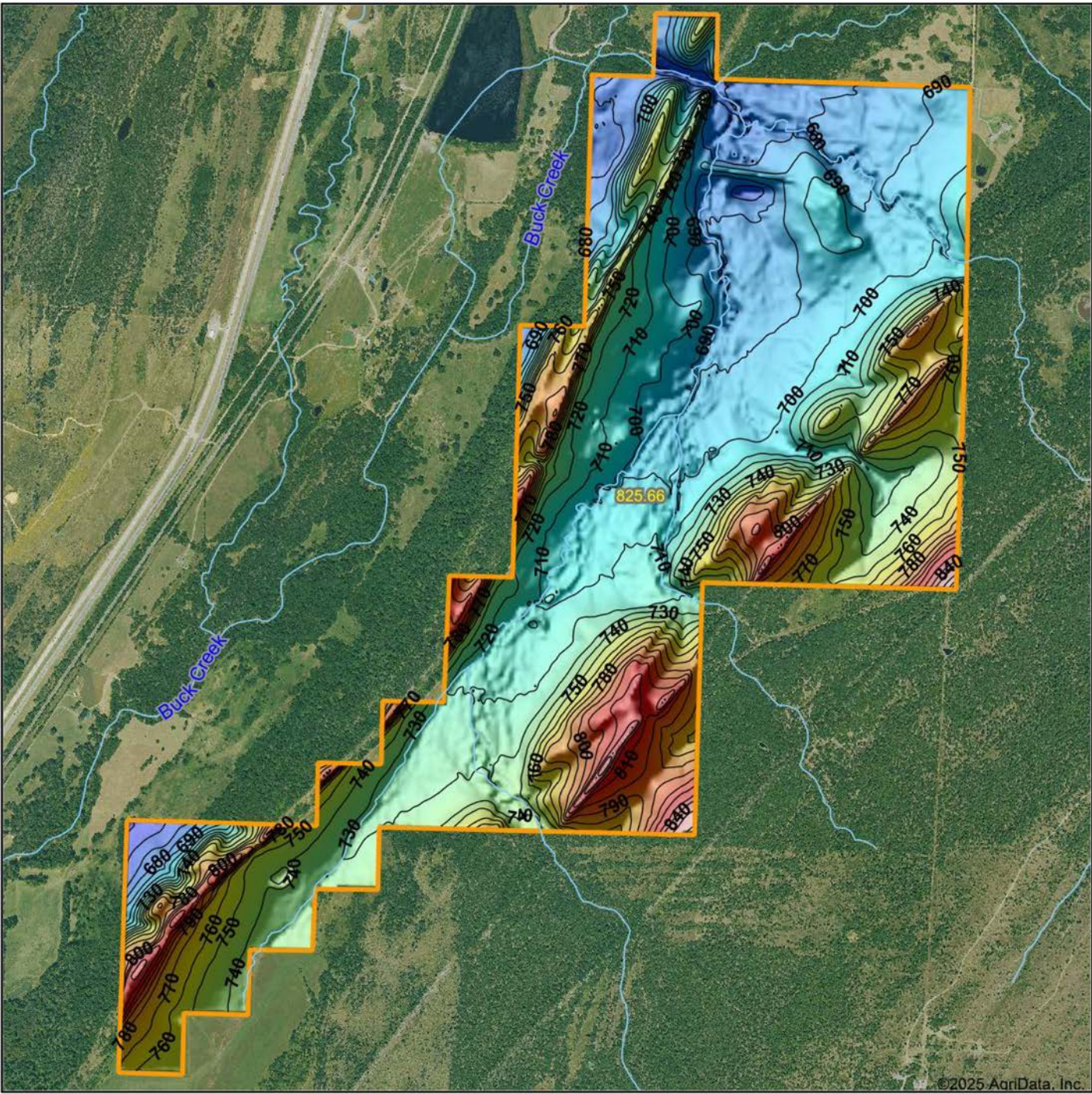
0ft 1677ft 3354ft

15-2N-13E
Atoka County
Oklahoma



8/28/2025

HILLSHADE MAP



Maps Provided By:



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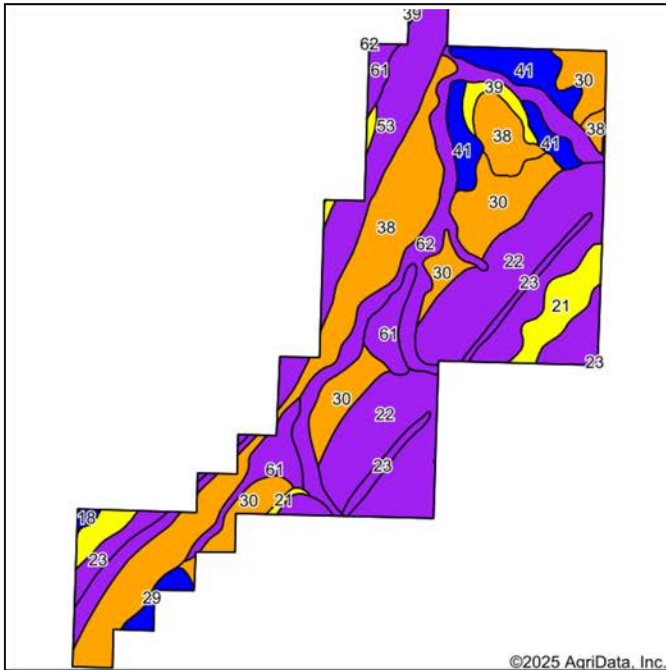
Source: USGS 10 meter dem
Interval(ft): 10
Min: 648.9
Max: 902.8
Range: 253.9
Average: 729.0
Standard Deviation: 39.34 ft



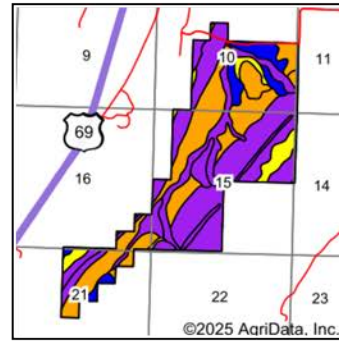
15-2N-13E
Atoka County
Oklahoma

Boundary Center: 34° 38' 42.55, -95° 55' 53.52

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Atoka**
 Location: **15-2N-13E**
 Township: **North Atoka**
 Acres: **825.66**
 Date: **8/28/2025**

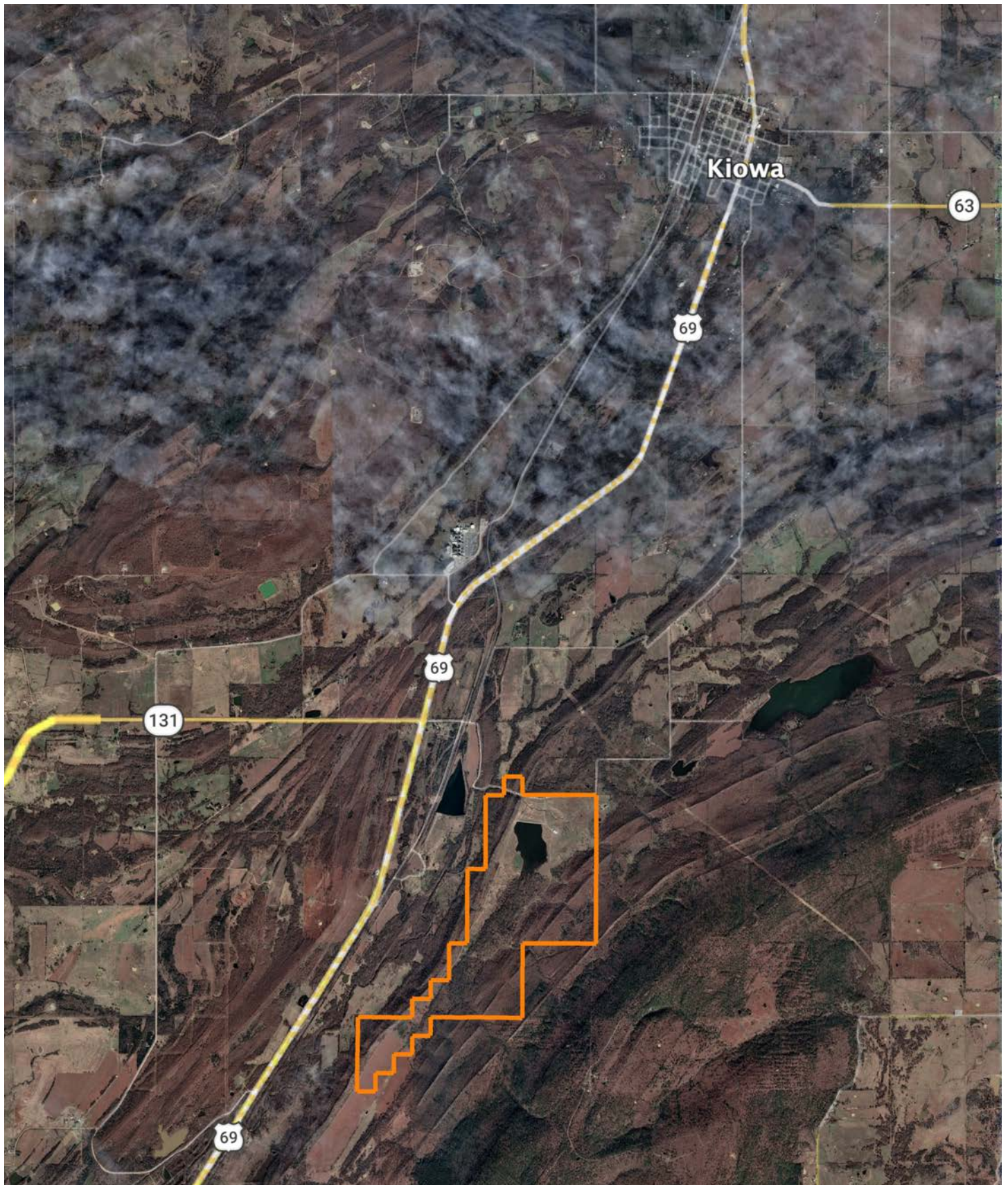


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Area Symbol: OK005, Soil Area Version: 20												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
22	Carnasaw-Clebit association, 8 to 25 percent slopes	213.09	25.9%		3.5ft. (Paralithic bedrock)	Vile	3080	43	31	33	25	41
38	Eram clay loam, 3 to 5 percent slopes	162.48	19.7%		2.7ft. (Paralithic bedrock)	Ille	4806	48	39	48	40	47
30	Dennis loam, 3 to 5 percent slopes, eroded	101.96	12.3%		> 6.5ft.	Ille	0	59	47	55	46	59
53	Kiti-Rock outcrop complex, 20 to 45 percent slopes	84.78	10.3%		1.2ft. (Lithic bedrock)	Vile	900	3	3	3	2	1
62	Rexor-Dela complex, 0 to 1 percent slopes, frequently flooded	82.97	10.0%		> 6.5ft.	Vw	1688	55	54	51	52	36
41	Gowton clay loam, 0 to 1 percent slopes, occasionally flooded	46.58	5.6%		> 6.5ft.	Ilw	525	64	52	53	53	63
61	Rexor loam, 0 to 1 percent slopes, occasionally flooded	45.32	5.5%		> 6.5ft.	Vw	0	78	69	63	68	76
21	Carnasaw-Clebit complex, 5 to 8 percent slopes	39.86	4.8%		3.8ft. (Paralithic bedrock)	Ive	3325	48	36	39	30	46
23	Carnasaw-Clebit association, 25 to 45 percent slopes	28.32	3.4%		3.5ft. (Paralithic bedrock)	Vile	2645	12	11	10	6	11
39	Eram clay loam, 5 to 8 percent slopes	9.87	1.2%		2.7ft. (Paralithic bedrock)	Ive	4738	45	37	45	38	45
29	Dennis loam, 1 to 3 percent slopes	8.20	1.0%		> 6.5ft.	Ile	4875	64	52	60	53	64
18	Burleson clay, 0 to 1 percent slopes	2.23	0.3%		> 6.5ft.	Ils	5450	40	31	38	40	21
Weighted Average						4.88	2403.3	*n 45.6	*n 37.1	*n 40.1	*n 34.9	*n 42.4

OVERVIEW MAP



AGENT CONTACT

Ryan Huggins grew up in Ardmore, Oklahoma, where his passion for land was instilled at an early age. He and his father, a wildlife biologist, spent countless hours in the deer woods, learning firsthand about habitat, conservation, and the deep connection people have with the land. Those early experiences didn't just shape his love for the outdoors—they laid the foundation for his career in land sales, where he now helps others find and sell their own piece of ground.

Faith and family are the why behind everything Ryan does. For years, he has been deeply involved with his church community, leading worship and serving in various volunteer, staff, and pastoral roles. He approaches his work with the same heart for service, believing that every land transaction is more than a sale—it's an opportunity to make a meaningful impact. Ryan currently lives in McCloud with his wife, Ashley, and their four children, finding his greatest joy in the time spent with them.

Before joining Midwest Land Group, Ryan built and ran a thriving home repair and remodeling business in the OKC metro for nearly a decade. His reputation for professionalism, integrity, and delivering top-tier service made him a trusted name in his industry—qualities he now brings to every land deal. With a sharp eye for both a property's current value and future potential, Ryan helps buyers see beyond what a piece of land is to what it can become. As he puts it, "I'm creative and can help people catch a vision for what's possible. I'm a constant learner—every piece of ground I walk, every interaction I have, and every book I read brings something new to the next client I serve."

With a dedication to providing outstanding service, a tireless work ethic, and a true passion for land, Ryan stands out in the industry. Whether he's selling a cherished farm or helping clients secure their dream hunting retreat, he ensures every step is smooth, successful, and deeply rewarding.



RYAN HUGGINS

LAND AGENT

405.481.4647

RHuggins@MidwestLandGroup.com



MidwestLandGroup.com

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